

THE MODERN HOUSE



Ledbury, Herefordshire
Sold

The Southend

This exceptionally elegant Grade II Listed Georgian townhouse is located in the heart of Ledbury, a charming Herefordshire market town at the western edge of the Malvern Hills. The internal living space of around 2,364 sq ft is set over four storeys, with a private courtyard garden positioned at the back of the house. Subject to a complete renovation, the interior is finished to exacting standards, with high-quality tactile materials and immaculate attention to modern detailing paired with impressive Georgian proportions. Ledbury's train station is a 15-minute walk away, providing a direct route to London Paddington.

The entrance is set at the centre of the traditional red-brick façade. A calm aesthetic flows with continuity throughout the interior and a sensitive balance of contemporary details, materiality and the use of a neutral colour palette creates a very specific feel to each room.

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Subtle interventions opened out the ground-floor circulation spaces, with cleverly positioned internal glazing and glass doors allowing light to flood through. The open-plan kitchen and dining room have been thoughtfully designed, transitioning with ease between daily use and entertaining. An adjoining pantry is set to one side and bespoke cabinetry offers a good provision of storage. Timber-framed windows provide excellent levels of natural light, with views onto the leafy courtyard and there is access from here to the ground floor cloakroom and out to the garden.

The primary living room, a quiet and beautifully refined space, is positioned at the front of the house, replete with original features such as high ceilings, panelled walls and an open fireplace.

Calling attention to the impressive Georgian proportions, a yew staircase forms a sculptural thread, turning gently to connect each level. The first floor is given over to the principal bedroom suite, with the sleeping area to one side of the landing. This is a softly lit space, with sash windows dressed in bespoke shuttering offering far-reaching views across the neighbouring parkland, grazing Herefordshire cattle and up to the woodland. An original fireplace forms the centrepiece to this room. A dressing room adjoins the expansive en-suite bathroom, with a free-standing claw-foot bath and walk-in shower.

Two light-filled and generously proportioned bedrooms are organised across the second floor, providing equally calm and quiet spaces to sit and read during the day. A Jack-and-Jill bathroom adjoins the two rooms.

A large roof light window allows daylight to flood into the open gallery area which leads up to the third floor. Set in the eaves of the house, this space is currently organised as a design studio and office, with exceptional views across the hills from deep-set skylights. This space is divided into two areas and could easily convert to a fourth bedroom.

A line of pleached hornbeams provides excellent privacy in the courtyard garden; a quiet space for morning coffee or afternoon lunches and bathed in soft light during the later hours of the day. Beds of hydrangea limelight, French lavender and shots of purple alliums line the red-brick walls, with neat topiary buxus dotted along the pathways.

Ledbury is a charming market town which lies 15 miles to the east of Hereford, characterised by its wealth of historic black-and-white timber buildings. Ledbury's Grade I Listed Market Hall took 50 years to build and is one of the finest examples in England; still hosting an excellent farmers market on Tuesdays and Saturdays. A good selection of independent restaurants, cafes, butchers and shops are all within easy walking distance from the house and for a broader selection, Malvern is approximately 15 minutes by car and Hereford and Cheltenham each around 30 minutes.



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Ledbury has been home to three famous poets – William Langland, Elizabeth Barrett Browning and poet laureate John Masefield and the well-regarded poetry festival takes place in various venues across the town every year. Also, The Dymock Poets, a literary group of the early 20th century consisting of Robert Frost, Lascelles Abercrombie and Wilfred Wilson Gibson, among others, made their homes for a short time in the local villages nearby.

The Southend provides excellent access to the expansive walking and cycling routes through the Malvern Hills, the surrounding Herefordshire apple orchard countryside and beyond to the Welsh mountains on its border. A notable local landmark at the foothills of the Malverns is Eastnor Castle, a 19th Century revival castle surrounded by a deer park, arboretum, and a lake. The Cotswolds are also within easy reach.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.